

MINUTES OF ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

October 14, 2003

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 7:12 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City
Attorney Moore, and City Clerk Bigelow

ORAL COMMUNICATIONS

There were none.

PUBLIC HEARINGS

1. CONSIDERATION OF (A) A PARCEL REZONE FROM THE THOROUGHFARE COMMERCIAL PRECISE PLAN (C-T-P) ZONE TO THE CENTRAL COMMERCIAL PRECISE PLAN (C-C-P) ZONE; AND (B) PRECISE PLAN (PCM-03-21) TO ALLOW FOR A MIXED-USE PROJECT THAT INCLUDES: 1) 41 APARTMENTS AFFORDABLE TO VERY LOW INCOME SENIOR CITIZENS; 2) ONE MANAGER'S APARTMENT; AND 3) 2,219 SQUARE FEET OF RETAIL SPACE

Public hearing to consider a mixed use project, including 41 rental units for very low income seniors, one manager's unit, 2,219 square feet of retail space, and 6,100 square feet of community space (Community Development Director)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Mayor Padilla opened the public hearing.

Senior Community Development Specialist Do reported that this item was last discussed at the meeting of June 10, 2003, and since that time, staff has worked diligently with the school district, the community, and the developer to address the issues.

Associate Planner Walker spoke to the issues of the June 10, 2003 meeting that included: insufficient notice to nearby residents, insufficient parking for the residential component of the project, concerns regarding the building setback, and traffic. He reported that the noticing requirement was increased from a 500-foot radius to a 1,000-foot radius; the parking ratio was proposed to be amended to require 42 residential spaces, with three commercial, on-site,

PUBLIC HEARING (Continued)

employee parking spaces and off-site retail parking of up to 11 spaces. The proposed project consists of a 10-foot sidewalk with a building mass that includes a six-foot setback. The balconies would start on the second level and would project out four feet or have a two-foot setback that would not overhang the public sidewalk. Regarding the issue of traffic, Deputy Director of Engineering Al-Agha explained that since the June 10, 2003 meeting, staff has been working with the school to come up with a revised traffic control plan to close the gate on Sierra Way, eliminate traffic congestion during peak drop off and pick-up times; and establish a traffic pattern that enters from Broadway and loops to the back playground of the school with another loop system on K Street. The school district has worked extensively with the public to assign timeframes for pick-up and drop-off. In addition, a proposed option to provide site access to the project from Broadway would eliminate conflicts with school traffic.

Sid Morris expressed concern regarding the location of the proposed project, stating that the plot of land is too small and is not zoned correctly. He stated that the location on Broadway, between J and L Streets, is always congested during peak traffic hours, since both have entrances and exits to Interstate 5, and he believed that the proposed development would increase traffic on Broadway. He also felt that the proposed balconies were too close to the public sidewalk and suggested that the street be kept for residential rather than for commercial use.

Bobby Morris spoke on behalf of neighbors Art Busse, Stan Spicer, Ronald Wiotte, and George Turner, thanking staff for working to resolve the traffic problems at the back gate of the charter school. She stated that the existing charter school is almost at student capacity, and she felt that the proposed project site would be better utilized for additional classrooms. She suggested that the retail stores continue to be built facing Broadway and that the adjoining building be utilized for classrooms, which she believed would not affect existing traffic patterns. She also expressed concern that, due to fair housing laws, the lottery system would prevent local residents from being given priority for the proposed low-cost housing units.

Peter Watry spoke in support of the proposed project, stating that it would be attractive for Broadway and a good start towards urbanization, which he believed was inevitable.

Tris Hubbard endorsed the proposed project and encouraged the Council to approve staff's recommendation. He stated that there is an increasing need for senior, low-income housing and for the opportunity for senior citizens to continue to be productive in the City as mentors for the youth in the community.

Norma Chavez spoke in support of the proposed project, stating that it would complement the City's goals. She also emphasized the importance of inter-generational activities for schools in the community. Regarding traffic issues, she thanked staff for working with the school district to close the gate and for providing alternate routes.

Susan Fahle, Assistant Superintendent for the school district, addressed the issue regarding the pedestrian access gate, explaining that the gate would remain closed permanently in an effort to move school drop-off and pick-up traffic onto school property through the Broadway and K Street access points. Ms. Fahle submitted, for the record, a letter dated October 10, 2003, regarding action taken by the Chula Vista Elementary School District to modify the traffic patterns at the school.

PUBLIC HEARING (Continued)

There being no further members of the public wishing to speak, Chair/Mayor Padilla closed the public hearing.

Agency/Councilmember McCann asked if priority could be given to residents of Chula Vista. Lee Bates, Project Manager for the Metropolitan Area Advisory Committee (MAAC), responded that they could focus their advertising in Chula Vista but could not exclude non-residents from applying. Mitch Thompson, Senior Vice President of the MAAC Project, confirmed that it was their intent to utilize resources that target the Chula Vista population, but that, in accordance with fair housing laws, non-residents could not be excluded from applying. Agency/Councilmember McCann believed that the issues raised at the previous meeting had been sufficiently resolved and that the proposed project would provide much needed senior affordable housing in the community. He spoke in support of the intergenerational program, stating that the program would be invaluable in providing mentorship opportunities between seniors and youth.

Agency/Councilmember Salas also supported the project and spoke of the value of mentorship. She stated that the developer had a strong background in mixing social service programs along with housing, and she believed that the entire community would embrace the proposed project.

Agency/Councilmember Davis commended staff on working with the neighbors to resolve the traffic issues. She stated that the future of Chula Vista is in the west, with smart growth and high density.

Agency/Councilmember Rindone questioned the assignment of the three designated retail spaces. Assistant Planning and Building Director Hernandez responded that 42 spaces are dedicated to the residential units, and employees of the commercial project could utilize the three additional on-site parking spaces. Agency/Councilmember Rindone stated that he would like to see flexibility in the three additional spaces for either employee or commercial use. He also asked why the setback in a Central Commercial Zone is 25 feet. Mr. Walker responded that the current Central Commercial regulations require a 25-foot setback. Acting Planning and Building Director Sandoval stated that the issue of setbacks would be addressed in the General Plan Update.

Chair/Mayor Padilla spoke in support of the proposed project, stating that it is one that fills a community housing need for seniors, and he congratulated the applicant and staff in working in cooperation with the elementary school district to resolve a number of issues.

ACTION: Agency/Councilmember McCann and offered the following ordinances for first reading and Agency Resolution No. 1847 and Council Resolution No. 2003-442 for adoption, headings read, texts waived:

- a. **ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING THE NEGATIVE DECLARATION (IS-03-008) AND AMENDING THE ZONING MAP ESTABLISHED BY SECTION 19.18.010 OF THE MUNICIPAL CODE REZONING A 1-ACRE PARCEL LOCATED AT 825 BROADWAY FROM THE C-T-P (THOROUGHFARE COMMERCIAL, PRECISE PLAN) ZONE TO THE C-C-P (CENTRAL COMMERCIAL, PRECISE PLAN) ZONE**

PUBLIC HEARING (Continued)

- b. ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING PRECISE PLAN (PCM-03-21) FOR A MIXED-USE RESIDENTIAL AND RETAIL DEVELOPMENT LOCATED AT 825 BROADWAY WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA
- c. RESOLUTION NO. 1847, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE MIXED-USE PROJECT AND ENTERING INTO AN OWNER/TENANT PARTICIPATION AGREEMENT WITH THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT AND THE METROPOLITAN AREA ADVISORY COMMITTEE FOR THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL AND RETAIL DEVELOPMENT AT 825 BROADWAY WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA
- d. RESOLUTION NO. 2003-442, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CONDITIONALLY APPROVING FINANCIAL ASSISTANCE, SUBJECT TO FUTURE APPROPRIATION, IN THE FORM OF A RESIDUAL RECEIPTS LOAN FROM HOME FUNDS IN AN AMOUNT NOT-TO-EXCEED \$300,000 TO THE METROPOLITAN AREA ADVISORY COMMITTEE PROJECT FOR THE DEVELOPMENT OF THE PROPOSED 42 UNIT PROJECT LOCATED AT 825 BROADWAY

The motion carried 5-0.

OTHER BUSINESS

2. DIRECTOR'S REPORTS

There were none.

3. CHAIR/MAYOR REPORTS

- a. Appointment of Urban Development Committee Working Committee

ACTION: Chair/Mayor Padilla moved to appoint Chair/Mayor Padilla and Agency/Councilmember McCann, as well as invite a delegation from the Chula Vista Urban Development Committee, to work in concert with city staff and the City's retained experts on an analysis and options for various redevelopment structures for the City, to be presented at a future community workshop. Agency/Councilmember Davis seconded the motion and it carried 5-0.

4. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Government Code Section 54956.8

- a. Property: Agency-owned parcels at the northwest corner of Third Avenue and H Street
- Negotiating Parties: Redevelopment Agency (Laurie Madigan) and Gateway Chula Vista, LLC (Jim Pieri)
- Under Negotiations: Terms of lease and DDA revisions

No reportable action was taken on this item.

ADJOURNMENT

At 8:30 p.m., Chair/Mayor Padilla adjourned the meeting to the Regular Meeting of the Redevelopment Agency on October 21, 2003, at 6:00 p.m., immediately following the City Council meeting.

Susan Bigelow, CMC, City Clerk